



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael G. Spector - Bar No. 145035 Vicki L. Schennum (Of Counsel) - Bar No. 159628 LAW OFFICES OF MICHAEL G. SPECTOR 2122 N. Broadway Santa Ana, California 92706 Telephone: 714.835.3130 - Michael G. Spector Telephone: 949.502.6255 - Vicki L. Schennum Facsimile: 714.558.7435 Email: mgspector@aol.com Email: schennumlaw@icloud.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Bradley Ray Fox	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION 	
In re: BRADLEY RAY FOX Debtor(s).	CASE NO.: 8:20-bk-10958 TA CHAPTER: 11  NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/09/2020	Time: 10:00 am
Location: 411 W. Fourth St, Fifth Floor, Ctrm 5B, Santa Ana, CA 92701	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 11/25/2020

Description of property to be sold:

Residential real property located at 2545 Iris Way, Laguna Beach, CA 92651

Terms and conditions of sale: Purchase price of \$2,500,000

Deposit \$250,000; property sold "as is" subject to the Debtor providing a termite clearance; Buyer and the Debtor shall each pay their own title and escrow fees.

Proposed sale price: \$ 2,500,000.00

Overbid procedure (if any): Only qualified bidders may submit an overbid. See Sale Motion filed with the Court. Each bid must be received by the Debtor's Counsel no later than three (3) business days prior to the hearing on the Sale Motion. The initial overbid must exceed the Purchase Price by a minimum of Ten Thousand U.S. dollars (\$10,000) and each subsequent bid must then be in increments of at least Five Thousand U.S. dollars (\$5,000).

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 9, 2020 at 10:00 am in Courtroom 5B of the United States Bankruptcy Court located at 411 W. Fourth Street, Santa Ana, California.

Please refer to hearing notice filed with the Court for Zoom Court appearance information.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Michael G. Spector
Law Offices of Michael G. Spector
2122 N. Broadway
Santa Ana, CA 92706
Telephone - 714-835-3130
Facsimile - 714-558-7435
Email: mgspector@aol.com

Date: 11/18/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
2122 N. Broadway, Santa Ana, CA 92706

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 11/18/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 11/18/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/18/2020
Date

Vicki L Schennum
Printed Name

/s/ Vicki L Schennum
Signature

ECF Notice

<u>US Trustee</u>	Frank Cadigan	frank.cadigan@usdoj.gov
<u>US Trustee</u>	Michael J Hauser	michael.hauser@usdoj.gov
<u>Request for NEF</u>	Valerie Smith	claims@recoverycorp.com
<u>US Trustee</u>	United States Trustee (SA)	ustpreion16.sa.ecf@usdoj.gov
<u>Request for NEF</u>	Robert P Zahradka	caecf@tblaw.com
<u>Debtor's Attorney</u>	Michael G. Spector	mgspector@aol.com
<u>Debtor's Attorney</u>	Vicki L. Schennum	schennumlaw@icloud.com

Served Via US Mail

<u>Debtor</u> Bradley Fox 2545 Iris Way Laguna Beach, CA 92651	<u>1st Trust Deed -Secured Creditor</u> Cenlar Federal Savings 425 Phillips Blvd Ewing, NJ 08616	<u>Top 20 Unsecured Creditor</u> MCM Grand, LLC c/o Hubers, Myles 1235 Parker Place #2M San Diego, CA 92109
<u>Priority Creditor</u> Internal Revenue Service Centralized Insolvency Operations P.O. Box 7346 Philadelphia, PA 19101- 7346	<u>2nd Trust Deed -Secured Creditor</u> Pentagon Federal Credit Union 9494 Miramar Rd. San Diego, CA 92126	<u>Top 20 Unsecured Creditor</u> Kakar, Sanj 26731 Mont Calabasas Calabasas, CA 91302
<u>Priority and Secured Creditor</u> Franchise Tax Board BK Section, MS: A-340 P.O. Box 2952 Sacramento, CA 95812	<u>Secured Creditor</u> SunServe Energy P.O. Box 843840 Dallas, TX 75284	<u>Top 20 Unsecured Creditor</u> Pagter, Gibson Pagter & Isaacson 525 N. Cabrillo Park Dr., #104 Santa Ana, CA 92701
<u>Priority Creditor</u> Blasing, Darcy 4401 Park Glen Road #137 Minneapolis, MN. 55416	<u>Top 20 Unsecured Creditor</u> Aguirre, Jason 7616 W. Courtney Campbell Causeway #147 Tampa Bay, FL 33607	<u>Top 20 Unsecured Creditor</u> Scullion, Roger 12 Heartside Rd Ladera Ranch, CA 92694
<u>Priority Creditor</u> Blasing, Darcy c/o Riverside County Child Services 2041 Iowa Ave Riverside, CA 92507	<u>Top 20 Unsecured Creditor/ Per Claim</u> Aspire Mastercard c/o The Bank of Missouri P.O. Box 105555 Atlanta, GA 30348	<u>Top 20 Unsecured Creditor</u> Vanaki, Arash 21 Woodpine Dr Irvine, CA 92604
<u>Priority Creditor</u> Fox, Jennifer 20 Calle Avenita San Clemente, CA 92673	<u>Top 20 Unsecured Creditor/ Per Claim</u> Capital One Bank 4515 N. Santa Fe Ave. Oklahoma City OK 73118	<u>Top 20 Unsecured Creditor</u> Whalen, Maria 2650 W. Dumont Dr.. Coeur D'Alene, IA 83815
<u>Secured Creditor/Per Claim</u> American Express c/o Beckett and Lee, LLP P.O. Box 3001 Malvern, PA 19355-0701	<u>Top 20 Unsecured Creditor</u> Credit One Bank P.O. Box 98873 Las Vegas, NV 89193	<u>Top 20 Unsecured Creditor</u> Williams, Cliff 6725 Edgemere Dr. Temple Hills, MD 20748

Presiding Judge

Honorable Theodor C. Albert
U.S. Bankruptcy Judge
411 W. Fourth St., Rm 5085
Santa Ana, CA 92701

Buyer

Chris Jett
320 Two Holes Water Rd,
East Hampton, NY, 11937